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 New Homes for sale  
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# New Homes

## SATURDAY

### CITY STEPS | tacoma

## In-city address offers special tax incentive

**T**here is only one thing downtown Tacoma's City Steps neighborhood is missing, but you won't hear homeowners complaining. That's because the one thing missing is the property tax.

"At City Steps, homeowners can take advantage of Tacoma's Multi-Family Property Tax Abatement incentive, which exempts qualifying properties from paying property tax for 10 years," says Colleen Walker, community sales manager at City Steps. "Imagine not having to pay property tax until 2016. The amount of money you would save would be in the thousands in that short period of time."

The abatement was initiated in 1999 to boost downtown development and it's been a remarkable success, Walker says, drawing artists, entrepreneurs and business professionals back into the city's core.

"The tremendous surge of growth downtown Tacoma is experiencing right now is truly exciting to be a part of," she says. "In the next few years, some 2,000 in-city residences will be built, making City Steps a powerful investment today."

The boutique community of two- and three-story townhomes is located at the corner of South 21st Street and Yakima Avenue, just a few blocks east of the University of Washington Tacoma campus. Half of the 40 homes have been spoken for, and homeowners will begin moving in this month.

Buyers can still choose from a selection of seven two-bedroom and two-bedroom-plus-den floor plans, all thoughtfully designed for optimal space and light.

"Every home has its own unique feature, whether it's hardwood flooring or 11-foot ceilings in the master suite. Some have their own private patios and gardens with sprinkler systems while others enjoy



The kitchens at City Steps are outfitted with granite tile islands or eating bars, natural maple or cherry cabinetry and durable, scratch resistant hardwood laminate floors.

Mt. Rainier or territorial views of downtown Tacoma," says Walker.

She adds that the developer is offering special buying choices unique to each home. "For instance, for some homes the buyer can choose between hardwood floors or one year of paid homeowner's association dues." Interested buyers can contact Walker for bonus specifics.

Designed by award-winning architects and interior designers, the townhomes at City Steps are outfitted with ceramic tile entries and kitchen countertops, granite tile kitchen islands or eating bars, natural maple or cherry kitchen cabinetry and durable, scratch resistant hardwood laminate kitchen floors. A GE stainless steel kitchen appliance package comes complete with gas range, super capacity dishwasher and microwave, and in the living rooms, natural gas fireplaces with granite tile surrounds warm the hearth. Additional

amenities include private garages, a pre-wired home network system, and a tranquil, fully landscaped community courtyard with seating.

"The homes have a very contemporary look and feel inside and out that reflects this urban address," says Walker.

In addition to being designer savvy, Walker notes that the homes are also Built Green certified. Built Green homes are designed to provide homeowners with comfortable, durable, environmentally friendly living environments that are cost-effective to own and operate.

With City Steps' in-city address, homeowners can leave their cars at home and walk to shops, restaurants, the university, the Theater District, or the waterfront. In addition, Interstate 5 is only blocks away and public transportation such as the Sounder Commuter Rail or Sound Transit Express Bus are close-by.



City Steps homeowners can take advantage of Tacoma's Multi-Family Property Tax Abatement incentive, which exempts qualifying properties from paying property tax for 10 years.

#### View these homes

Open Thursdays through Mondays, noon to 5 p.m., at 2100 Yakima Ave. in Tacoma.

#### Getting there

From I-5, take the City Center exit. Take Exit 133 and go west on 21st Street until reaching the corner of 21st and Yakima Avenue.

#### Prices

From \$297,900.

#### Developer

SODO Tacoma, LLC.

"This is the perfect community for the active urbanite," says Walker. "Homeowners can walk to the waterfront and the Tacoma Museum of Glass in just five minutes. The restaurants in the neighborhood include the Melting Pot, the Swiss, El Gaucho and the Sea Grill, just to name a few. And Tacoma Mall is a quick three-minute drive away.

"It's truly an exciting time to live in downtown Tacoma."